

`Seattle Neighborhood Workshops  
**SOUTH PARK SMALL GROUP NOTES**

January 11, 2017

*\*\* Please also see map of potential zoning changes discussed at the workshop*

**GROUP 1**

**Assets**

- Compact/contained neighborhood
- 14<sup>th</sup> Ave – commercial potential
- Marra Farm and other parks – South Park Meadow (8<sup>th</sup> Ave) underutilized; South Park Playground, Cesar Chavez Park
- Riverfront and neighborhood – access to river – more of it
- 8<sup>th</sup> & Cloverdale commercial area
- Walkability to retail/commercial/parks
- Gritty community – very diverse neighborhood, need to preserve/protect
- Tree-lined streets (e.g., Thistle, 8<sup>th</sup>, Sullivan, etc.)
- Treasure green spaces, but need more
- One of the highest proportion of children and dogs per capita in the city!
- Access to Duwamish River Trail and Green River Trail
- South Park Plaza (future park)
- SeaMar influential but not partial to urban development
- Parking deficit on 14<sup>th</sup>
- Sense of community – people rely on one another – sense of small town – Superfund site and bridge closure brought community together

**Zoning proposal**

- Want to create better economic climate
- RSL gives property owners more power
- Need pedestrian-friendly environment along 14<sup>th</sup> and at 14<sup>th</sup> & Cloverdale
- Make “C” zone along 14<sup>th</sup> on NC
- Make proposed LR2 on Cloverdale NC
- Propose LR1 south of Cloverdale (west of 14<sup>th</sup>, Director to Donovan St.)
- Consider expanding urban village east of 14<sup>th</sup> and to 17<sup>th</sup> & Dallas
- NC40 on 14<sup>th</sup> in south part of 14<sup>th</sup>
- Better opportunity for higher density on 8<sup>th</sup> but not on Rose or Sullivan
- Don’t support LR1 just east of W. Marginal Way
- LR1 along 8<sup>th</sup>, but not as “deep” or wide. Should go all the way to the water.
- More density will require more green space.
- More density will require more transit
- More development along Dallas – perhaps LR1

- Construction in single family could threaten street trees
- Would like low-rise live/work along Cloverdale
- Could have LR3 along Cloverdale
- Don't support LR1 south of Cloverdale
- Need a grocery store
- Want ground floor commercial in NC zones – perhaps NCP zone
- Need pedestrian access across SR 509
- Reconnect 8<sup>th</sup> over/under West Marginal Way
- Some concern that neighbors need more density to accommodate growth

#### **Design considerations**

- Concern about the design of the back of NC and C buildings as they abut the RSL
- New development could create more street trees
- Need some green space along Cloverdale
- In adjacent industrial areas, would like more landscaping/green requirements adjacent to residential
- Create more of a grand entrance into community after crossing bridge

#### **Group 1 summary ideas**

- Concentrate density at 14<sup>th</sup> & Cloverdale – NCP west on Cloverdale at least a block
- Up 8<sup>th</sup> and along Dallas: LR1
- NCP south along 14<sup>th</sup> to Director
- No LR1 on Sullivan, Donovan or Rose
- Retain or expand our green
- Need infrastructure and amenities to support increased population
- Expand Cloverdale U.V. down to T117 park
- Improve/expand sidewalks up west to Westcrest Park
- Focus on “approaches” to neighborhood – make them less industrial, more urban

### **GROUP 2**

#### **Assets**

- Historic homes, look/character of neighborhood (multiple comments); open field, farming history, old (pre-1900) farmhouses
- The people! (multiple comments): diversity in neighborhood, unique, artists
- Big trees: cedar, walnut, sequoia, pear trees; trees on 8<sup>th</sup> Ave.
- Trees provide air quality and absorb noise – important because neighborhood is surrounded by industrial areas, so trees provide quality
- Reminded of a small village
- Feeling of history with old stores, no chain stores, laid out beautifully with the water

- Lost some historic buildings
- Character of neighborhood – built housing to fit into neighborhood
- Already affordable!
- South Park Neighborhood Center – old fire department on 10<sup>th</sup>, original town center
- Great bicycling here
- River, river cleanup, parks
- School
- Business district at 14<sup>th</sup> & Cloverdale – local restaurants, locally owned stores
- Marra Farm, harvest festival
- Marina (multiple comments) – place where things get done, foundational
- 8<sup>th</sup> Ave, bridge and old trolley system
- More gardens are planned
- Concern: Noise – third runway, freeway, garbage dump
- Concern: Sustainability of plantings; this is a river bed, housing will need to be maintained

### **Zoning proposal**

- Keep old zoning
- Why change zoning when there are currently empty lots from homes that were taken down during the recession?
- Concern because lots are smaller here – some houses straddle two lots, some are skinny houses
- Can't control what people develop now
- Overdeveloping the area is not wise
- Proposal is about types of housing
- We are affordable now; MHA will take that away. We are the safety net for Seattle.
- What will keep the housing affordable?
- Unfair for city to take a fee and take away housing
- We're not an Urban Village – don't have the things a UV has; City has promised but not delivered
- Concern: Who will own the new housing? Is it rental or owner-occupied? Homeownership has a different/preferable influence in the neighborhood.
- Concern re upzone from single family to LR1 on South Sullivan St. – the buffer is eliminated, upzone will block sun and air
- Transportation issues: There used to be a South Park Shuttle for workers in the morning and serving South Park businesses to get residents to shopping. More density would obstruct traffic flow; already have traffic jams.
- Transit currently poor: bus from Burien takes 2.5 hours; no night service so late-shift worker rides home on his bike; Urban Village is supposed to have transit
- Not much [room] to spare in neighborhood
- Lack of parking now near small businesses and restaurants
- Make Urban Village somewhere with no trees or low-income people living there, not here
- Maybe 14<sup>th</sup> could take more height

- Anything built higher in valley will block air and light
- Maybe storefront with housing, located on top of ridge near the bridge
- By the marina, could add grocery store
- Questions about the purpose of MHA – some current residents are below 60 percent of median income
- Upzone from single family to LR1 deems property economically obsolete
- Upzone from single family to RSL allows another house on lot, causing removal of trees and reducing green space and livability
- Would rather see mother-in-law apartments and cottages that preserve character of neighborhood
- Changes might cause people to be afraid and cause displacement, or worse, little old lady (single family home) surrounded by big buildings, as in Ballard
- City needs to continue to be welcoming to all
- What type of housing will be built? A large area of low-income housing doesn't sustain itself or the neighborhood. Need variety of housing with affordable mixed in.
- Don't have to involve MHA to get NC
- NC could be on Cloverdale by the marina
- Need coffee shop and stores in (nearby) industrial areas
- Area north of Urban Village could have housing
- T-117 old Basin Oil site could be NC and have housing and a restaurant
- Where there used to be a recycling center on 8<sup>th</sup> could be NC
- Some opportunities to transition in commercial area, but there are challenges
- Take into account the history of South Park with balancing of industrial and residential
- Encourage upzone of C1 area on Cloverdale & 14<sup>th</sup>, but needs parking

#### **Design considerations**

- Concern about set-backs from street
- MHA rolls back current requirements for set-backs?
- Add lot coverage limit and set-back requirement; LR1 has very little set-back

#### **Process comments**

- Send mailers to all households to let them know about the proposals
- Don't feel my opinion is welcome
- Suggest contacting business owners for input

#### **Group 2 summary ideas**

- History, neighborhood character are important
- Not enough amenities to support the plan; don't meet Urban Village criteria here
- Affordable housing could be built now (example: HomeSite housing)
- Trees and set-backs – need to keep
- Displacement danger

- Danger people won't invest in their homes
- We are already the safety net for low-income people, already played our part
- New construction can't be affordable; existing housing is affordable; cheaper to help the people who are here now: "prosperity in place"
- Opportunity for NC on Cloverdale
- South Park is perfect walk-to-work community and working class neighborhood; increasing density doesn't support this

### **GROUP 3**

#### **Assets**

- Sense of community and the people
- Geographic isolation creates community
- Good access to regional transportation
- River, freeway, hill, act as barrier
- Marra Farm
- Diversity
- Loretta's
- Marina – cheapest moorage in Seattle
- Trees! – concern about effect of upzone on roots and ability of trees to survive – "clearcut" under HALA MHA proposal
- T117 – river access – remediated
- Library in middle of neighborhood
- Freeway access
- Community Center
- Duwamish Waterway Park
- South Park Neighborhood Center – Food bank, SPIRC, Senior Center, Neighborhood Association
- New bridge
- SeaMar – affordable housing, Senior Center, daycare
- Spanish language resource center
- Concord Elementary School
- Business district along 14th

#### **Zoning proposal**

- Shorter neighborhood commercial; worried about cost to neighborhood homes
- Can there be a phased-in zoning approach?
- Don't want to take advantage of existing assets by building up
- It makes sense to build denser along major roadways
- Underutilized retail space in commercial district. Why don't we utilize that before expanding along Cloverdale?

- Housing speculation is a concern
- Concerned about low-income families; some families have already had to move out.
- Concerned that you are making/taking away housing that is currently affordable
- How can we get better infrastructure and benefit from it?
- What kind of transportation connections are going to be provided? 10-minute walk not applying to all areas of Urban Village.
- Don't think corridor along Cloverdale is appropriate; a mixed-use residential makes more sense
- Would rather have the businesses concentrated not extended to Cloverdale (earlier suggestion)
- Three- to four-story along Cloverdale for NC
  - Maybe it's not Neighborhood Commercial but LR2
- Four-story and below development
- Don't need buffer into neighborhood
- LR3 on Cloverdale?
- Concentrate on Cloverdale/14<sup>th</sup>/8<sup>th</sup>/Dallas
- No LR1 where there are small streets
- NC higher on 14<sup>th</sup>
- Need to balance between more people and the infrastructure that brings
- South Park getting rid of trees creates a health issue – South Park is area with high air pollution, and trees play important role in mitigating that
- Greenwalls are important
- Need park (green space)

#### **Process comments**

- Hasn't been a well-publicized process
- Facebook pages, Listserv – good options to reach out
- Need to have multi-lingual conversation
- Use South Park Neighborhood Association
- Youth Corps can go door to door; use library, South Park Information and Resource Center

#### **Group 3 summary ideas**

- No consensus regarding Cloverdale discussion
- Live/work arrangements fit with the neighborhood
- Phased zoning changes? [But] concern about that comment given the amount of time it takes. Need a plan to be implemented over the long term.
- Concern about displacement
- Need inclusion in process
- You don't have the neighborhood represented in this room. Need better outreach. Person reaching out to them should look like them.

## **GROUP 4**

### **Assets**

- Lots of parks
- Good tree coverage; concern about loss from development
- Community center, neighborhood center
- Problem: lower air quality from tree loss

### **Zoning map**

- Big changes for South Park
- Displacement of people of color amid any changed growth
- Less patchwork changes, more LR buffering
- Unique industrial island, no buffer
- Concerns about RSL on smaller lots, neighborhood look
- Concern about lower-income households' ability to subdivide
- Detailed explanation needed to understand property owners' benefit from RSL
- Maintain nonconforming uses or have lot-specific changes to reflect current use
- Many unpaved alleys, drainage issues
- Concern: Increased property taxes with upzone
- Concern: Uncertainty of adjacent multi-family development around houses
- May not be enough local shoppers – parking needed for visitors from outside South Park
- Mixed opinion on need for pedestrian overlay
- Transition from business district to RSL with more low-rise
- Don't overdo NC zoning
- Views to river should be retained if uses change from industrial

### **Process/outreach comments**

- More focus on process, community voices
- Need more inclusive outreach, missing lower-income and people of color; use DON guidelines

### **Group 4 summary ideas**

- Limit NC height changes to NC-55
- Maintain Neighborhood Commercial on arterials
- Many good assets: parks, businesses, civic buildings
- Need better commercial to single family transitions
- Need to maintain the coverage for recreation and air quality
- Need more transit options with density
- Need details on benefits of RSL to homeowners
- Need more diverse outreach
- Preserve view corridors of the RIVER, etc. (when shoreline/industrial zoning changes, don't allow five-story condos on river to block view of river from rest of neighborhood)